(vi) In cases of relocation, the sites should be identified with a view to develop relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity. Very large resettlement sites could lead to a phenomenon of planned slums.

(vii) Suitable arrangement for temporary transit accommodation for families to be rehabilitated should be made. This may preferably be near or at the same site and the utilization of these may be synchronized with the phases of implementation of the scheme of *in-situ* up-gradation.

(viii) Community Based Organisations (CBOs) and Non-Governmental Organisations (NGOs) should be closely involved in the resettlement process.

NER proposals for development of towns

2707. SHRI O.T. LEPCHA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) The details of the schemes and programmes submitted by various State Governments of North Eastern Region especially by the State Government of Sikkim for getting Central assistance for development of small and medium towns; and

(b) the action taken so far by Government in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) Information is being collected and will be laid on the Table of the Sabha.

Private Real Estate Developers

2708. SHRI BANWARI LAL KANCHHAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that there is a plethora of private real estate developers at present in all metropolis of the country;

(b) whether most private developers are selling many times more land whereas they have purchased much less land to public as a result of